



**POOLE
TOWNSEND**

Hollins Lane, Arnside

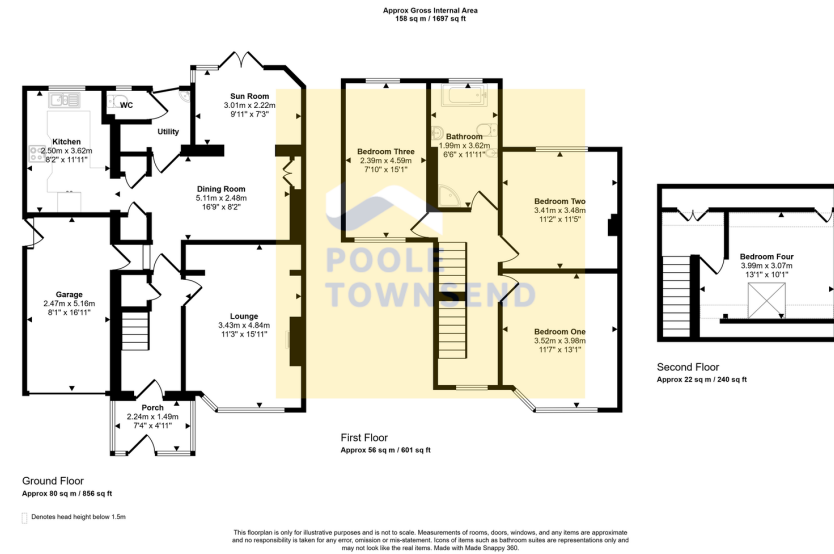
£440,000

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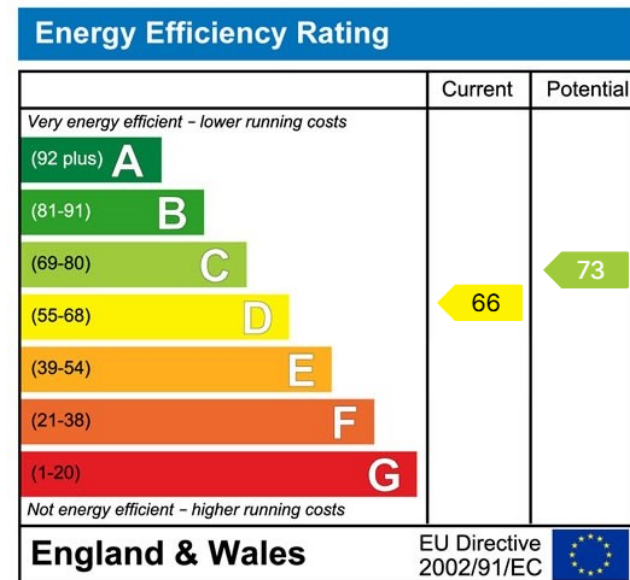


- Desirable Village Location
- Two Reception Rooms
- Delightful Dining and Sun Room to the rear
- Useful Utility Room and Ground Floor w/c
- Four Double Bedrooms
- Spacious Bathroom with Four Piece Suite
- Off-Road Parking and Integral Garage
- Gardens to the Front and Rear
- Council Tax Band: E
- EPC Rating: tbc





Situated on the edge of the highly sought-after village of Arnside, this beautifully presented and sympathetically extended family home enjoys an elevated position with far-reaching countryside and estuary views. Bright and spacious throughout, the accommodation includes a welcoming lounge with a multi-fuel stove, a separate dining room, a well-appointed kitchen with integrated appliances, and a light-filled sun room with glazed doors opening onto the garden. The ground floor also offers a utility room, cloakroom/WC, and integral garage. Upstairs are three generous double bedrooms, including a principal bedroom with built-in wardrobes and stunning views, plus a converted loft providing a versatile fourth bedroom with eaves storage. Outside, there is off-road parking for several vehicles and a private enclosed garden with lawn and patio, perfect for relaxing and entertaining.



Visit us at
www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open
 Monday – Friday 9.00 – 5.00
 Saturday 9.00 – 1.00

Barrow 01229 811811
 Ulverston 01229 588111
 Grange 015395 33316
 Kendal 01539 734455
 Milnthorpe 015395 62044